Standish-Ericsson Neighborhood Association's Development Review Committee

# DESIGN CRITERIA



Mission: The mission of this committee is to produce development guidelines for use in future development in the neighborhood which reflect neighborhood wants and needs, including issues pertaining to architectural style, size/scale, streetscape, existing businesses and appropriate urban design that will build on the neighborhoods' character.

#### Introduction

These Design Criteria were created over the course of nine months in 2005 by the Standish-Ericsson Neighborhood Association's Development Review Committee, a dedicated group of Standish and Ericsson resident volunteers. They were created to provide a guideline for future development in the neighborhoods. They are intended to be used as a tool by developers to gain an understanding of what the residents of these two neighborhoods would like to see in future development.

These Design Criteria were adopted in order to meet the following goals:

- Preserve the unique character of the Standish and Ericsson neighborhoods.
- Complement the existing historic architecture.
- Enhance the pedestrian orientation of commercial nodes and to encourage streetscape design that is inviting and on a human scale.
- Communicate the vision for the neighborhoods

These Design Criteria are intended to convey desirable elements. They are recommendations and not requirements, except where noted as City zoning law.

For clarification of any of the enclosed information, please contact SENA staff.

Sincerely,

Jeff Gerhardson Co-Chair Margaret Dykes Co-Chair

Created by SENA Development Review Committee: 4/05-12/05
Approved by SENA Board of Directors: 1/09/06

# SENA Development Review Committee

# Design Criteria

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# **Awnings, Canopies, and Overhangs**

**Objective**: Awnings, canopies, and overhangs should create a clear front entrance, a pedestrian channel, shelter to pedestrians and customers, and a sign band for commercial properties.

**Guideline**: Awnings, canopies, and overhangs should at a minimum create a clear front entrance to a business. For areas with less intense commercial uses, retractable awnings are encouraged.

**Standard**: Awnings canopies, and overhangs should be a minimum of 8 feet above grade and project 36" from the building face. Awnings and canopies should be fabricated from durable materials such as water repellant fabrics, canvas, non-reflective metals, and similar decorative materials, but should not be constructed of fiberglass or similar materials. Overhangs should be constructed of the same or similar materials as the primary building. Backlighting or illumination of awnings and canopies may be acceptable. Where these elements are illuminated, the light source should be screened or oriented so as to minimize glare.

# **Crime Prevention Through Environmental Design (CPTED)**

**Objective:** Design that inhibits or reduces criminal behavior and at the same time encourages people to "keep an eye out" for each other.

**Standard:** Design should take cues from the "Crime Prevention Through Environmental Design" standards as developed by the National Crime Prevention Institute, including strategies such as:

- Natural Surveillance a design concept directed primarily at keeping intruders easily observable;
- Territorial Reinforcement physical design can create or extend a sphere of influence;
- Natural Access Control- a design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk; and
- Target Hardening accomplished by features that prohibit entry or access such as window locks, dead bolts for doors, interior door hinges.

# Fenestrations (Windows and Doors)

**Objective:** To encourage large, open views into the commercial space enhancing the pedestrian experience by providing a visual connection to the use inside the building.

**Guideline:** Preserve original materials or details and the shape and size of original window openings. Replace missing original elements such as transom windows. On upper floors, the windows should be vertically oriented. Arched tops, columns framing the windows and decorative lintels are encouraged. Double-hung windows on street side(s) of residences are also encouraged. Exterior blank wall mass should be minimized on all elevations. Each elevation should have a minimum of two window openings per story. Window orientation from the street should present a balanced and pleasing view.

**Standard:** A minimum of 30% of the ground level façade and sides of buildings adjacent to public right of ways should be transparent (windows and doors). A minimum of 15% of the building's rear façade facing a public right of way, parking area or open space should be transparent. Reflective or glass tinted more than 40% is strongly discouraged.

# **Franchise Architecture**

**Objective:** Preserve the residential neighborhood atmosphere that exists in Standish-Ericsson.

**Guideline:** Buildings should not use an architectural style directly associated with a company, franchise or other business entity. The specific intent of this restriction is to preclude the introduction of a disjointed, strip-mall type atmosphere being visually created by contrasting architectural styles.

**Standard:** Franchises or other business entities wishing to locate in Standish-Ericsson should adopt an architectural style consistent with surrounding buildings. Guidelines to accomplish this are provided by SENA and exist to ensure that a cohesive visual pattern is maintained throughout the neighborhood. These guidelines should be adhered to in the construction of new buildings or in the retrofitting of existing ones.

#### Greenspace

**Objective:** To ensure that open space functions as a social, recreational and environmental benefit to the surrounding community.

**Guideline**: The following recommendations for passive and active recreation will ensure that open space remains an asset.

#### 1. Ground surfaces

- Selection of ground surfaces should be compatible with the intended use of the site.
- Permeable surfacing that allows rain and snowmelt to infiltrate into the sub-soil is encouraged over the use of impervious surfaces such as asphalt and concrete.
- Surfacing for playgrounds must be safe and durable to accommodate high intensity use.
- Surfaces used in public spaces that are intended for pedestrian use must be handicapped accessible.

#### 2. Vegetation

Just as sewer systems, electrical systems, and roadways are essential infrastructure components in a city, so to are the "green infrastructure" components consisting of street trees, parklands and residential landscapes. The prevalence of vegetation provides immeasurable ecological, visual and physical benefits to an urban environment.

- Use native plant species that have been proven effective in urban settings.
- Use low growing shrubs (3'-4') or high branching trees along the perimeter of the open space to allow visibility into surrounding streets and adjacent residential or commercial uses.
- Reduce turf areas where appropriate; consider alternatives such as groundcovers, perennials, meadows, shrubs and trees that require less maintenance and do not require chemical interventions.
- For stormwater retention, select plants that are well adapted to periodic inundation as well as dry spells.

#### **Height:**

**Objective:** To ensure that new development and redevelopment complement the existing pattern of building heights. The height, size and shape of any new development or redevelopment or remodeling should be compatible with its surrounding neighbors.

**Standard:** Local zoning regulations will direct allowable height and lot coverage. As a general rule, SENA prefers mixed-use and commercial buildings not exceed three stories in height.

#### **Intensity of Use and Traffic**

**Objective:** To ensure the flow of pedestrian and motor vehicle traffic remains compatible with the residential character of Standish-Ericsson.

**Guideline:** This neighborhood is composed predominantly of detached residences with small mixed-use commercial sites scattered throughout. While most residences have some manner of off-street parking, many commercial entities rely on available street parking. The free flow of pedestrian and motor vehicle traffic throughout the neighborhood is a SENA goal.

**Standard:** No development, residential or commercial, can be designed to create a traffic flow that will routinely exceed the traffic volume intended for a specific street or series of streets.

# **Landscaping**

**Objective**: Landscaping should complement the building, surrounding buildings and the neighborhood. Landscaping treatments should be used to enhance the pedestrian experience, complement architectural features, and screen utility areas.

**Standard**: Landscaping must be maintained and replaced as necessary. Live plant materials for appropriate for climate Zone 4 should be used. Enhancement of the landscape with waste receptacle, pavings, fencing, and benches is encouraged. The use of flower boxes, planters and hanging flower baskets is encouraged. All land not occupied by buildings, parking driveways, sidewalks or other hard surface should be sodded or mulched and landscaped with appropriate ground cover, flowers, shrubbery and trees.

#### Lighting:

**Objective:** To ensure that lighting is pedestrian-scaled and fits the character of the neighborhood. Building and site lighting should illuminate facades and entrances of businesses and mixed-use buildings. It should provide an adequate level of personal safety while enhancing the aesthetic appeal of the neighborhood.

**Standard:** Lighting that is uniform in areas that are commercial pockets in the neighborhood. That lighting should be indirect, with the light source (s) hidden from direct pedestrian and motorist view. All lighting should encourage safety, enhance the character of the street, and the livability of the neighborhood.

# Materials and Detailing

**Objective**: Quality building materials and detailing, including the color of materials, should contribute to the timeless character of a building that will encourage future reuse of the building.

**Guideline**: Building materials should be high quality and have a minimum lifespan of 50 years for exteriors and 25-30 years for roofing. Traditional materials such as brick, stone, stucco should be the primary materials. Metal, clay tiles, glass, copper flashing, and wood may be used for accent materials. Engineered materials, such as HardiePlank, may be used when it can be shown that these materials will mimic traditional masonry materials.

**Standard**: Masonry or other similarly impervious and durable materials should be used within no less than 24" of finished grade. Masonry materials should be internally pigmented; painted masonry is discouraged. Use of the following materials is discouraged: smooth-face concrete masonry units; smooth exposed aggregate panels; aluminum, vinyl, or fiberglass siding or roofing. Building color shall be appropriate to the architecture and use of the building. Single-color buildings are discouraged. Details such as quoins, lintels, pattern variation, and the like should be incorporated where feasible.

#### **Parking**

**Objective:** Parking in the neighborhood should adequately serve the residents and users without detracting from the compact design that makes a successful commercial center.

**Guideline:** Parking lots should be close to the businesses served. Larger parking lots should have visual breaks of four-season landscaping treatments. Off-street parking shall be as unobtrusive as possible.

**Standard:** See the current City of Minneapolis zoning code.

#### **Rear Entrances**

**Objective:** To provide a rear entrance to buildings that is welcoming. Improve alleys, parking lots and rear building entries to create a safe, attractive, and viable commercial and residential environment.

**Guideline:** The rear entrance should be clean and well maintained. A small sign, awnings, display windows and planter boxes can improve the appearance.

**Standard:** The rear entrance to a building may become the primary entrance when parking is located in the interior of a block as is typical for a traditional urban development pattern. Alleys pose a unique problem as they often serve as the transitional area between commercial and residential uses and as the primary access for commercial parking lots, rear building entries, and service areas.

Trash Handling: All trash, recyclable materials, and equipment for handling them, including compactors, should be totally screened from eye-level view from public streets and adjacent properties, whether in the front, side or rear, either by being stored within the principal structure, totally screened from view by the principal building, or stored within an accessory structure enclosed by a roof and readily served through swinging doors or an overhead door on tracks.

Loading docks: Loading docks should be not located in the front yard and should be completely screened from eye-level view of public streets and public open spaces, by means of landscaping which is at least 80% opaque within two years, or by a screen wall of the same materials and colors as the principal building.

#### **Roofs & Parapets**

**Objective:** To ensure that commercial buildings retain their commercial appearance.

**Guideline**: Commercial buildings with flat roofs and parapets are preferred. Architectural elements such as bandings, cornices, and the like should be incorporated where feasible. Gable or hipped roofs may be used when the building contains residential uses above the commercial uses, or when used as an architectural element.

**Standard**: Mansard roofs are strongly discouraged. Rooflines should be consistent with surrounding commercial development. Rooflines should undulate to provide rhythm to the building.

#### **Setbacks**

**Objective**: Buildings should work together to create the "wall of buildings" effect associated with traditional "Main Street" areas.

**Standard**: Local zoning regulations will direct allowable setback. New construction and infill buildings should maintain the alignment of facades along the sidewalk edge. Exceptions may be granted if the setback is pedestrian-oriented and contributes to the quality and character of the streetscape. In instances where there are parking areas abutting the street, the sidewalk edge should be delineated with pillars and fencing that is consistent with the surrounding streetscape theme.

# <u>Signs</u>

**Objective**: Signage is a critical component of any business. When done well, signage can provide adequate identification for a business while being compatible with the architecture of the building and the use. When done poorly, signage can overwhelm a building and the business itself and can be a distraction for both pedestrians and auto traffic.

**Guideline**: Signs should be compatible with the architecture of the building and appropriate for the business. Signage should not overwhelm a building.

**Standard**: All signage should be professionally manufactured and installed. Rooftop signage, including billboards, are discouraged.

Building signage should not exceed 20% of the total area of any one building face. Signage shall be located on a dedicated signage band; however, canopy signs may be used in lieu of building signs. No sign or any part of a sign should move or rotate, with the exception of a wind device. Illuminated signs should not contain flashing or moving elements or change in brightness or intensity, except when providing public information. Signage may be externally lit, but lighting elements should be screened to minimize glare. Can, box, plastic, roof, and audible signs are strongly discouraged. Window signage, which includes all neon, permanently painted, and temporary signage, should not cover more than 50% of the total window area. Pole, pylon, or ground signs should be limited to one sign per lot of record.

#### Streetscape

**Objective**: The streetscape should be uniform so that it acts to provide continuity with the area, items such as benches, trashcans, fencing, bike racks need to fit in with the styles nearby.

**Guideline**: Streetscape elements shape pedestrian realm. Streetscape elements can humanize commercial nodes and shape the pedestrian realm.

**Standard**: When making improvements to private property, including the addition of benches, trash receptacles, fencing, bike racks, or trash enclosures, owners should incorporate styles compatible with the surrounding neighborhood.

Streetscape elements should encourage pedestrian and bicycle traffic.

New sidewalks or replacement sidewalks should be detached from the curb if the right of way width allows. The color, texture and size of the sidewalk should duplicate the original as closely as possible.

Existing street trees should be preserved and maintained. When a tree dies it should be replaced. All new developments including residential infill should be required to include street trees in the overall development, unless site constraints prevent the placement of trees.

#### **Traffic**

**Objective:** Integrate traffic movement with pedestrian safety and streetscape aesthetics to create a safe, attractive, and viable commercial and residential environment.

**Guideline:** Treat transportation corridors as community links, not barriers.

**Standard:** Contrasting paving defines pedestrian crossing to access alternative forms of transportation, i.e., bicycles, buses, etc. Create pedestrian-friendly linkages between all areas within a five-minute walk of commercial nodes to minimize vehicular trips and encourage walking. Respond to transportation engineering criteria for the various roadway classifications. Buffer views of parking areas. Place parking lots in side and rear yards. The buffer area should be a minimum of 5 feet wide to provide adequate space for snow storage.

# **Utility Areas & Mechanical Equipment Screening**

**Objective**: To adequately screen utilities, mechanical equipment, trash dumpsters, loading areas, and other similar uses so as to enhance the appeal of commercial buildings.

**Guideline**: Utility areas and mechanical equipment should be incorporated into the site and building designs to lessen negative impacts on the surrounding neighborhood.

**Standard**: All building mechanicals, trash dumpsters, etc. should be screened from view. Ground utilities, mechanical equipment, trash dumpsters should be screened with a combination of appropriate materials and/or landscaping. Materials should be compatible with the materials used on the primary building. Screening materials should be attractive and maintenance-free. Rooftop mechanicals should be screened by a parapet, wall or screen, which should be at least the height of the mechanicals. Landscaping should be composed of plant materials that are opaque year-round. Equipment should be painted a neutral earth-tone color. Loading areas should be oriented so as to be as far away from pedestrian and vehicular traffic as possible.